



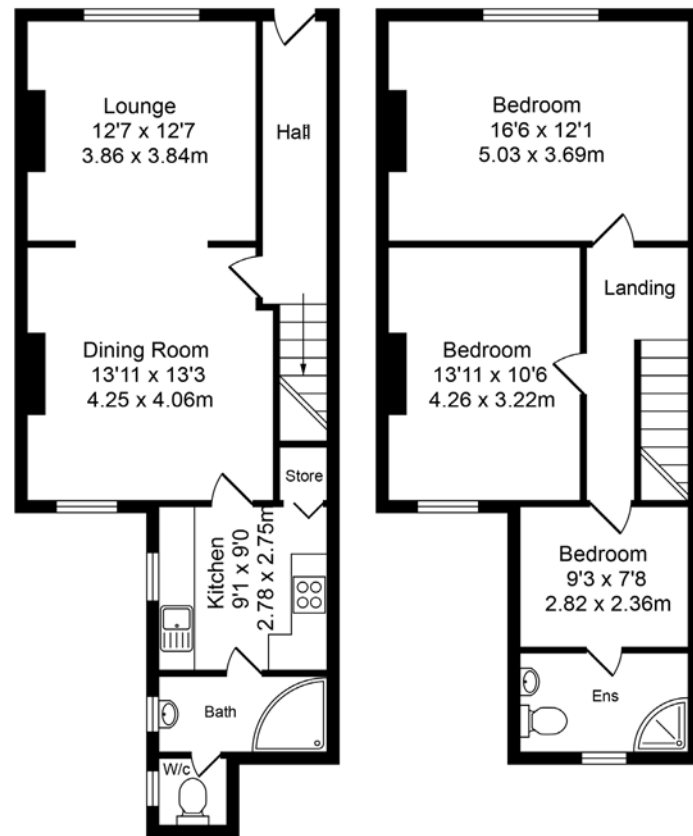
Ormskirk: 01695 570102
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Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1145 Sq.ft. (106.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



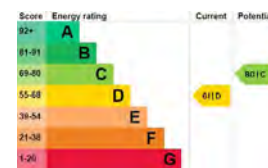
Ground Floor
Approx. Floor Area 580 Sq.Ft (53.9 Sq.M.)

First Floor
Approx. Floor Area 565 Sq.Ft (52.5 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Dyers Lane, Ormskirk
Offers in Excess of £180,000



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully presented three-bedroom mid-terrace property, residing attractively along the popular Dyers Lane in Ormskirk, West Lancs.

Ideally positioned this vibrant property resides within comfortable walking distance of Ormskirk Town Centre, complete with its array of local amenities, independent retailers and also enjoys superb transport and commuter links facilitated via the local rail station.

With an abundance of on street parking provided via a local resident's permit, access is granted via the modern front entrance. The front of the property enjoys a large main lounge which is centred around an ornate feature fireplace. This runs through into an adjoining dining room of equally generous proportions, with a rear newly installed Wren kitchen following on and enjoying an array of bespoke wall, base and tower units, finished in a light modern shaker design and featuring a range of integrated appliances and stylish contrasting work-surfaces. The rear of the property enjoys a tiled family bathroom providing corner bath, WC and wash hand basin.

The first floor enjoys three well-proportioned family bedrooms, with the third bedroom having been converted to provide a modern en-suite bathroom.

Externally the rear of the property enjoys a private rear courtyard which is not overlooked and ideal to relax and dine al-fresco. Extending to a generous 1,145 square foot of modern living accommodation and benefitting from gas central heating and double glazing throughout, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

Beautifully Presented
Mid-Terrace Home

Three Bedrooms

Circa 1145 Square Feet

Modern Shaker-Design
Wren Kitchen with a Range
of Integrated Appliances

Private Rear Courtyard

Ideally Situated to Local
Amenities



